

127.A

0003

000A.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

444,700 / 444,700

444,700 / 444,700

444,700 / 444,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		WILDWOOD AVE, ARLINGTON

OWNERSHIP

Owner 1:	Unit #:	A
MYSTIC LAKES REALTY LLC		
Owner 2:		

Owner 3:

Street 1:	6 BEVERLY ROAD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	ZOELLER RAPHAEL A JR & KAREN F -
Owner 2:	-

Street 1:	6 BEVERLY RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA

Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily Wood Shingle Exterior and 1004 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7669												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	441,900	2,800		444,700		260864
							GIS Ref
							GIS Ref
							Insp Date
							11/18/18

APPRAISED: 444,700 / 444,700
 USE VALUE: 444,700 / 444,700
 ASSESSED: 444,700 / 444,700



USER DEFINED
 Prior Id # 1: 81921
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:

PRINT

Date Time

12/11/20 04:46:01

LAST REV

Date Time

11/18/19 10:47:50

danam

Prior Id # 3:

14993

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
ZOELLER RAPHAEL	123-6	10/3/2012	Convenience
MYSTIC LAKES RE	119-123	1/24/2012	Convenience
ZOELLER KAREN F	102-116	2/7/2005	Family
ZOELLER KAREN F	32-66	9/3/2004	
			No No MASTER DEED

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/18/2018										Measured	DGM	D Mann
5/12/2005										External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good													
Sty Ht: 1 - 1 Story				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable				OTHER FEATURES														
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good													
Color: YELLOW				A Kits:	Rating:													
View / Desir:				Fpl:	Rating:													
GENERAL INFORMATION				WSFlue:	Rating:													
Grade: C - Average				CONDOS INFORMATION														
Year Blt: 1923	Eff Yr Blt:			Location:														
Alt LUC:	Alt %:			Total Units:														
Jurisdict: G6	Fact: .			Floor: 1 - 1st Floor														
Const Mod:				% Own: 40.000000000														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	5	2						
Sec Int Wall: 1 - Drywall	25 %			Economic:				Additions:										
Partition: T - Typical				Special:				Kitchen:										
Prim Floors: 3 - Hardwood				Override:				Baths:										
Sec Floors:		%		Total:	18.6 %			Plumbing:										
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ: 295.00				Heating:										
Bsmnt Gar:				Size Adj.: 1.35000002				General:										
Electric: 3 - Typical				Const Adj.: 0.98000199														
Insulation: 2 - Typical				Adj \$ / SQ: 390.286														
Int vs Ext: S				Other Features: 60500														
Heat Fuel: 2 - Gas				Grade Factor: 1.00														
Heat Type: 5 - Steam				NBHD Inf: 1.20000005														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC:		LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 542816														
% Com Wall:	% Sprinkled:			Depreciation: 100964				Juris. Factor: 1.00	Before Depr: 468.34									
				Depreciated Total: 441853				Special Features: 0	Val/Su Net: 440.14									
								Final Total: 441900	Val/Su SzAd: 440.14									
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 127.A-0003-000A.0										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y	1	10X10	A	GD	1930	40.00	T	30	102			2,800		2,800	
More: N	Total Yard Items:	2,800		Total Special Features:			Total:	2,800										
Undisplayed Areas: GLA: 1004																		